



TO LET

RIVERSIDE ROAD INDUSTRIAL ESTATE

SUNDERLAND, TYNE & WEAR SR5 3JG

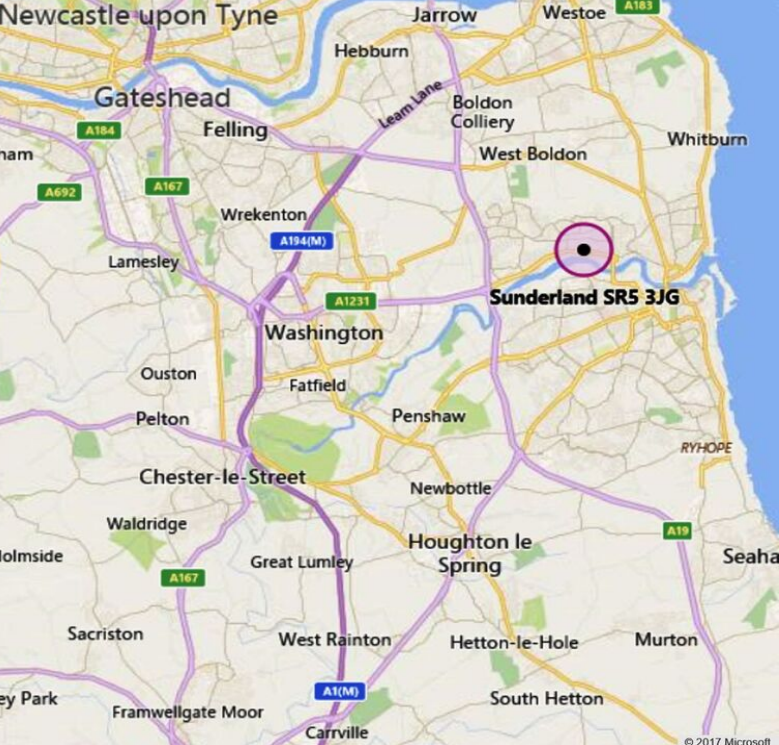


- Estate CCTV
- Security Fencing
- Forecourt Parking
- Good access to A1231
- 2 miles from city centre
- Flexible terms

WORKSHOP / INDUSTRIAL UNITS
495 - 3,003 sq ft (46 - 279 sq m)



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TRAVEL DISTANCE

| | Miles | Mins | Transport |
|------------------------|-------|------|-----------|
| Sunderland city centre | 2.0 | 7 | Car |
| A19 | 2.2 | 5 | Car |
| Nissan | 3.6 | 10 | Car |
| Washington | 5.3 | 11 | Car |

Source: theAA.com

RIVERSIDE ROAD INDUSTRIAL ESTATE

SUNDERLAND, TYNE & WEAR



LOCATION

Riverside Road Industrial Estate is accessed from the A1231 and is situated approximately 2 miles north west of Sunderland city centre. The A1231 provides direct access to the A19, A1(M) and the city centre.

DESCRIPTION

Two terraces of single storey units with brickwork/blockwork and/or insulated metal decking. The units have separate personnel access and overhead sectional loading doors. The estate has pallisade fencing with tenant controlled gates.

SPECIFICATION

- Mains electricity and water
- WC facilities
- Loading doors 2.7m wide x 2.7m high (Block 9)
- Loading doors 2.7m wide x 2.75m high (Block 7)
- Security fencing
- Estate CCTV

TERMS

- A variety of leasing options are available
- Rent payable monthly in advance
- Rent deposit required
- Rent quoted includes the cost of external maintenance charges and building insurance
- Tenant responsible for internal maintenance plus repairs to doors and windows
- Principal Rent will increase by a fixed 3% per annum
- Tenant responsible for payment of VAT, rates and utility charges

EPC

Copies of individual certificates are available upon request.

VIEWING / FURTHER INFO

Please contact Northern Trust to arrange a viewing or for further information



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